RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Edward J. Saunders, Jr.

GRANTEE(s)
Sterling National Mortgage Company, Inc.

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 12/19/07 08:40 3 pgs
Fees:18.00 Taxes:454.33
20071219-0145405

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 26, 2005 and recorded February 24, 2005, as Instrument No. 20050224-0020672 in the Register's Office of Davidson County, Tennessee, Edward J. Saunders, Jr. conveyed to Robbie McLean, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Sterling National Mortgage Co. Inc. and Sterling National Mortgage Co. Inc.'s successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **AARON SQUYRES** as Successor Trustee by instrument of record recorded on March 2, 2007 as Instrument No. 20070302-0025667 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on December 12, 2007 at the SOMMET CENTER, **501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Sterling National Mortgage Company Inc., at and for the sum of $122,790.84, that being the highest and best bid offered; and**

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Sterling National Mortgage Company Inc. of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Sterling National Mortgage Company Inc., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> A CERTAIN TRACT OR PARCEL OF LAND DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS: TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 252 ON THE PLAN OF ENCHANTED HILLS, INC. **SECTION 10, AS OF RECORD IN BOOK 4460, PAGE 39, REGISTER'S OFFICE FOR SAID** COUNTY, TO WHICH PLAN REFERENCE IS HERE MADE. BEING THE SAME PROPERTY CONVEYED FROM W. C. ALLEN AND IRENE N. ALLEN TO EDWARD J. SAUNDERS AND LEATRICE A. SAUNDERS BY DEED RECORDED JULY, 24, 1973, IN BOOK 4730, PAGE 454 IN THE REGISTERS OFFICE OF DAVIDSON, TENNESSEE. ADDRESS: 112 EATON CT.; NASHVILLE, TN 37218. TAX MAP OR PARCEL ID NO.: 058-14-0-059.00.

Commonly known as: 112 Eaton Court, Nashville, Tennessee 37218.

Tax Parcel No.: 05814005900

The above-described property is conveyed subject to the rights of the State of Tennessee to redeem the property as provided for in §67-1-1433(c)(1).

TO HAVE AND TO HOLD the said real property above described, together with the privileges and

appurtenances and hereditaments thereunto belonging or in any way appertaining unto Sterling National Mortgage Company Inc., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor-Trustee has hereunto set his or her hand and seal this 17 day of Dec, 2007

Aaron Squyres, Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Aaron Squyres, as Successor-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 17 day of Dec, 2007.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Expires 6-19-2011

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $122,790.84, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aaron Squyres
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Aaron Squyres, as Successor-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Littlerock this 17 day of Dec, 2007.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 6-19-2011

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Sterling National Mortgage Company Inc.
3637 Sentara Way
Suite 303
Virginia Beach, VA 23452

1163-105109

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
REVENUE ENFORCEMENT DIVISION
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

November 7, 2007

Aaron L Squyres
Wilson & Associates, P.L.L.C.
1521 Merrill Dr., Suite D-220
Little Rock, AR 72211

Sale 12/12

Re: Foreclosure Sale of Property Owned by: **Edward J. Saunders**
Entity Number: **0002 228326571**

Dear Mr. Squyres:

This is in reference to your letter dated **November 5, 2007** concerning a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter **does** comply with the provisions of T.C.A. § 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. Excess proceeds, if any, should be sent to the attention of the Special Procedures Unit at P.O. box 190665 Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of **December 12, 2007** is **$2,535.82**. (*Please be advised that if the scheduled sale is cancelled or postponed for any reason, notice must be submitted in writing if the sale is to be continued).*

After the sale, (and within 15 days), please furnish me with **an accounting of the sale** (form enclosed), and I will release the State's tax lien on the property sold. If the sale is canceled, please advise this office with a brief explanation. I trust that this has answered your letter, but if not, please let me know.

Sincerely,

Donera Adcox

Donera Adcox, Account Tech I
Special Procedures Section
Revenue Enforcement Division

DA/enc

c: *file*